St. Andrews Court, Tunbridge Wells
Retirement Housing
£116,000
6-weeks
June 2020 completed

Town & Country Housing
Peabody Group

Town & Country Housing Association
Monson House
1 Monson Road
Royal Tunbridge Wells
TN1 1LQ

Plantroom upgrade: heating installation and hot water improvement at St. Andrews Court residential retirement home.

St Andrews Court is a sheltered housing unit comprising 24 flats positioned over 3 floors. The heating feed and expansion tank and cold-water storage tanks are located in the roof, with the heating plantroom being located on the ground floor and two calorifiers, one in the plantroom serving hot water to the laundry room, and the other located in a storage cupboard on the 2nd floor that supplies hot water to the dwellings.

The project required a full upgrade to the mechanical plant complete with pipework modifications, and replacing two Remeha Quinta Pro 90 gas fired condensing boilers with two frame mounted Vaillant ecoTEC 100 condensing boilers. The two calorifiers were removed and replaced with one indirect vented Newark HWS calorifier - positioned within the plantroom - with coil, 440 litres capacity and 2 inch cold feed and hot water draw off connections. This unit was also fitted with a 6kW standby electric immersion heater with control stat.

The boilers primary heating circuit was also fitted with a purpose made pressurisation unit complete with fill tank, pressure switches, pumps and expansion vessel.

Other plant included: Magvent air and dirt separator, Grundfos pumps, and new dosing pots on the primary boiler circuit and on the secondary heating circuit.

Temporary plant maintained heating and hot water for a minimal duration of the 6-week programme. Delivery was the result of a dedicated team of professionally qualified mechanical engineers and project leadership, supported with subcontracted elements for thermal insulation, installation of the boiler flue system, BMS and water treatment specialists.





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